



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
St Paul, Minnesota 55101-1806

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330.0

January 31, 2020

## NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

Nathanael Jenkins  
876 Lawson Ave E  
St Paul MN 55106

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **876 LAWSON AVE E** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **January 31, 2020** and ordered vacated no later than **February 3, 2020**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit*:

**“Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned.”**

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL; DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.**

**Principle Violations:** These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. **SPLC 34.23 CONDEMNATION:** This occupancy is condemned as unsafe or dangerous. It constitutes a condition of material endangerment to occupants and emergency personnel. The interior of home was found to have in excess of 4 unrelated adults. Owner is running a rooming house without a license. Multiple missing smoke detectors and missing two carbon dioxide detectors.
2. **SPLC 34.15 SMOKE DETECTOR:** The occupant of a dwelling unit must inform the owner of the dwelling unit of a nonfunctioning smoke detector within 24 hours of discovering that the smoke detector in the dwelling unit is not functioning. Smoke detector may not be tampered with or disabled at any time. **FOUND SMOKE DETECTORS NOT INSTALLED AND NOT WORKING UPON ARRIVAL.**
3. **SPLC 34.15 CARBON MONOXIDE ALARM:** Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturer's instructions. **FOUND NO WORKING CARBON MONOXIDE DETECTORS INSIDE THE HOUSE.**
4. **SPLC 34.13 BOARDING OR ROOMING HOUSE:** No person shall operate any boardinghouse or rooming house, whether supervised or not, as herein defined, in Saint Paul without a license. **10+ INDIVIDUALS FOUND INSIDE THE PROPERTY. FOUND PEOPLE SLEEPING THROUGHOUT IN CLOSETS, BATHROOMS, MULTIPLE ADULTS IN ALL THREE LEGAL BEDROOMS. OWNER DOES NOT HAVE LICENSE TO RUN A ROOMING HOUSE.**
5. **SPLC 34.13 MORE THAN FOUR UNRELATED OCCUPANTS:** The use of this building for more than four unrelated adults would require approval and a Certificate of Occupancy. Use of this property does not conform to zoning ordinance. Immediately discontinue unapproved use and convert to legal use. Discontinue use as a rooming and boarding occupancy without approval and the required Certificate of Occupancy. **FOUND 10+ INDIVIDUALS INSIDE THE HOUSE. OWNER HAS BEEN INSTRUCTED TO REDUCE THE PEOPLE INSIDE OF HOUSE.**
6. **MASTER BATHROOM - SPLC 34.10 CABINETS:** All cabinets must be maintained in a sound condition and in a professional state of maintenance and repair. **FOUND BROKEN CABINETS IN THE MASTER BATHROOM. PLEASE REPLACE OR REPAIR THE MISSING/BROKEN CABINETRY.**
7. **SPLC 34.09 LOCKS: UNAPPROVED LOCKS.** Remove unapproved locks from the unit doors. The door must be openable from the inside without the use of keys or special knowledge or effort. **OWNER HAS A DEADBOLT LOCK ON HIS BEDROOM DOOR. PLEASE REMOVE THE DEADBOLT LOCK FROM THE BEDROOM DOOR.**

8. SPLC 34.10 **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair. **FOUND FLOORING INSIDE THE HOUSE MISSING PADDING AND/OR COVERINGS. PLEASE REPLACE AND FINISH INSTALLING PADDING AND/OR FLOOR COVERINGS IN THE SOUTHEAST BEDROOM AND IN FRONT OF THE MASTER BEDROOM.**
9. SPLC 34.08 **EXTERIOR SANITATION:** All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces. Remove the accumulation of exterior storage that creates a nuisance or harbors rodents. **FOUND PILED UP TRASH IN THE BACKYARD. PLEASE REMOVE ALL TRASH FROM THE BACKYARD THROUGHOUT.**
10. SPLC 34.09 **EXTERIOR WALLS:** The exterior walls and/or trim of the house and/or garage has defective or peeling paint, or unpainted wood surfaces. Maintain in a professional state of maintenance and repair. **FOUND FOUNDATION WALLS FALLING OFF THE HOUSE. MISSING REGISTERS MISSING IN THE CUT-OUTS. SECURE AND MOUNT THE FALLING WALLS AND INSTALL THE MISSING REGISTERS AROUND THE HOUSE.**
11. SPLC 34.09 **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair. **PLEASE REPAIR OR REPLACE ALL MISSING AND DAMAGED SCREENS AND STORM WINDOWS AROUND THE HOUSE.**
12. SPLC 34.12 **SUPPLIED EQUIPMENT:** Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. **FOUND FURNACE COVERINGS PULLED OFF THE FRONT SIDE OF THE FURNACE. PLEASE PUT THE PANEL DOORS BACK ON THE FURNACE.**
13. SPLC 34.08 **VEHICLES:** All vehicles must be correctly licensed, operable, secure from unauthorized entry, and parked on an improved surface. Correct violations; store in a garage or remove. **PLEASE REMOVE AND KEEP ALL UNREGISTERED VEHICLES OFF THE PROPERTY AT ALL TIMES.**
14. SPLC 34.08 **ACCESSORY STRUCTURES/FENCES:** All accessory structures including, but not limited to, detached garages, sheds and fences shall be kept in a professional state of maintenance and repair and maintained structurally sound. All exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by paint which is not lead-based paint or by other protective covering or treatment. Service doors to accessory structures shall be provided with securing locks. **FOUND GARAGE ROLL UP DOOR IN DISREPAIR. PLEASE REPLACE THE HANDLE AND SECURE THE DOOR.**

15. SPLC 45.03 **INTERIOR SANITATION:** The interior shall be maintained in a clean and sanitary condition, free from any accumulation of refuse or garbage. **FOUND PILES OF TRASH AND DEBRIS INSIDE THE GARAGE. PLEASE REMOVE ALL TRASH, MATERIAL AND OTHER DEBRIS FROM THE GARAGE.**

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

**If you have any questions concerning this matter, please contact the Inspector, Sean Westenhofer, at 651-266-1914. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**Sean Westenhofer**  
Code Enforcement Officer

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cc: Posted to ENS